



Connells

Lone Pines Park Matchams Lane
Hurn Christchurch



Property Description

Occupying an enviable position within a prestigious private residential park, this beautifully refurbished two-bedroom park home enjoys stunning heathland views, landscaped gardens and a superb sun deck, all offered with no onward chain.

This exceptionally well-presented home has been comprehensively updated to a high standard throughout, providing bright and spacious accommodation ready for immediate occupation. The property features a welcoming reception lobby, a generously proportioned living room, a stylish modern kitchen, two well-appointed bedrooms and a contemporary shower room.

Externally, the home benefits from attractive landscaped gardens incorporating a lawned area, brick-paved patio and driveway, together with a recently constructed sun deck that makes the most of the outstanding rural outlook across neighbouring heathland. Ample off-road parking is also provided.

Further benefits include LPG gas central heating, double glazing, and newly fitted carpets and floor coverings throughout. Residents also enjoy exclusive access to the development's central swimming pool for themselves and visiting family members.

Lone Pines is a small, private residential site on the outskirts of Christchurch and close to the Dorset/Hampshire border. Surrounded by heathland and woodland, the site offers a peaceful countryside setting while remaining conveniently connected to nearby towns.

Entrance

A path gives access via steps on to the sun terrace with its glazed balustrade, to a UPVC double glazed front door to;

Kitchen

Dual aspect to the north and west. Double glazed picture windows overlooking gardens and heathland beyond. Range of custom built kitchen units comprising wall to wall, roll top laminate work surface with inset one & a quarter bowl, single drainer stainless steel sink unit with h & c mixer, plus drawers and floor storage cupboards beneath. Recess for washing machine with plumbing connected. The work surface extends on the return walls with further range of drawers and floor storage cupboards. Built-in 4 burner stainless steel propane gas hob. 3 speed extractor fan above. Electric oven and grill beneath. Space for fridge-freezer. Cupboard housing Worcester Propane gas fired boiler supplying domestic hot water and water for central heating radiators. Matching range of eye level store cupboards with cornice and architrave's. RCD fuse box. Travertine tiled wall surrounds. Radiator. Space for larder fridge/freezer. Down lights.

Lounge

Double glazed windows and doors providing access onto sun terrace and heathland beyond. Two radiators. TV point.. Open doorway to;

Main Bedroom

Double glazed window overlooking driveway and rear garden. 2 double built-in mirror fronted wardrobes. Radiator. TV point. Door to;

Bedroom 2

Aspect to the east. Double glazed bow window overlooking front garden and driveway. 2 pairs of mirror fronted double built-in wardrobes. Radiator. TV point.

Bathroom

Obscure glazed window. Corner shower cubicle with thermostatic shower. Wash basin set in vanity surround with double floor storage cupboard beneath. Mirror fronted medicine cabinet. Low level w.c. Ladder style chrome towel rail. Return door to inner hall.

Outside

Brick paviour driveway provides access along the southern side of the property, via double opening oak gates, which in turn continue along the southern side providing off road parking for 2/3 vehicles. A raised sun deck with smoke glazed surround. External light, power and water. The gardens are attractively landscaped with paved paths and shaped area of lawn. The boundaries are clearly defined with close boarded wooden fencing on all sides.

The residents have the benefit of being able to use the centrally located communal pool.

Agent Notes:

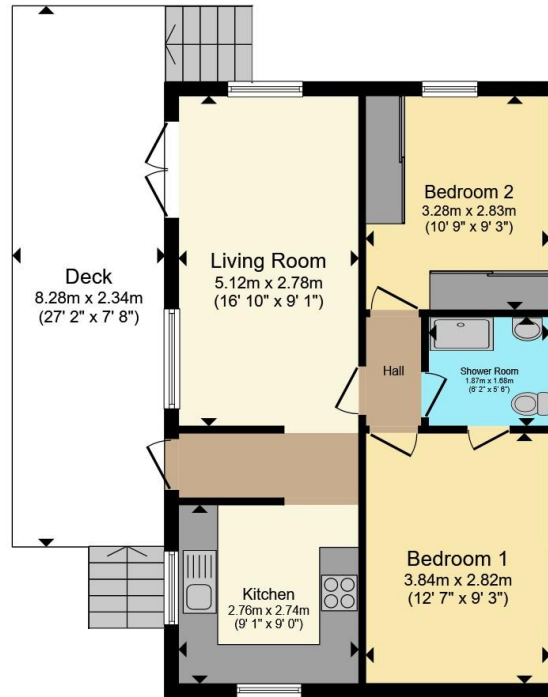
Council Tax Band - BCP Band A

Site Fees: Currently £3500 per annum









Ground Floor

Total floor area 51.2 m² (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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